# **EXECUTIVE SUMMARY - ENFORCEMENT MATTER**

Page 1 of 2

DOCKET NO.: 2007-0492-EAQ-E TCEQ ID: RN105162580 CASE NO.: 33265

RESPONDENT NAME: AT Holding-Copper Ridge, LLC

ORDER TYPE:					
X_1660 AGREED ORDER	FINDINGS AGREED ORDER	FINDINGS ORDER FOLLOWING SOAH HEARING			
FINDINGS DEFAULT ORDER	_SHUTDOWN ORDER	IMMINENT AND SUBSTANTIAL ENDANGERMENT ORDER			
AMENDED ORDER	_EMERGENCY ORDER				
CASE TYPE:					
AIR	INDUSTRIAL AND HAZARDOUS WASTE				
PUBLIC WATER SUPPLY	PETROLEUM STORAGE TANKS	OCCUPATIONAL CERTIFICATION			
WATER QUALITY	SEWAGE SLUDGE	UNDERGROUND INJECTION CONTROL			
MUNICIPAL SOLID WASTE	RADIOACTIVE WASTE	X_EDWARDS AQUIFER			
SITE WHERE VIOLATION(S) OCCURRED: 18670 Forty Six Pkwy, one block north of State Highway 46 between River Way and Bentwood Road, Bulverde, Comal County  TYPE OF OPERATION: Construction site for commercial buildings					
SMALL BUSINESS: X Yes	_ No				
OTHER SIGNIFICANT MATTERS: There are no complaints. There is no record of additional pending enforcement actions regarding this facility location.					
INTERESTED PARTIES: No one other than the ED and the Respondent has expressed an interest in this matter.					
<b>COMMENTS RECEIVED:</b> The <i>Texas Register</i> comment period expired on September 3, 2007. No comments were received.					
CONTACTS AND MAILING LIST:  TCEQ Attorney/SEP Coordinator: None TCEQ Enforcement Coordinator: Mr. Jorge Ibarra, Enforcement Division, Enforcement Team 3, R-04, (817) 588-5890; Mr. David Van Soest, Enforcement Division, MC 219, (512) 239-0468 Respondent: Mr. Frank Bass, Owner, AT Holding-Copper Ridge, LLC, 175 Bendel Ranch Road, New Braunfels, Texas 78133 Respondent's Attorney: Not represented by counsel on this enforcement matter					

# RESPONDENT NAME: AT Holding-Copper Ridge, LLC DOCKET NO.: 2007-0492-EAQ-E

VIOLATION SUMMARY CHAR	Т:	
VIOLATION INFORMATION	PENALTY CONSIDERATIONS	CORRECTIVE ACTIONS TAKEN/REQUIRED
Type of Investigation: Complaint	Total Assessed: \$2,000	Ordering Provisions:
X Routine Enforcement Follow-up Records Review	Total Deferred: \$400  X Expedited Settlement	The Order will require the Respondent to:
Date(s) of Complaints Relating to this	Financial Inability to Pay	a. Within 30 days after the effective date of this Agreed Order, submit an
Case: None	SEP Conditional Offset: \$0	administratively complete CZP including the associated application fee for the Site.
Date of Investigation Relating to this Case: February 13, 2007	Total Paid to General Revenue: \$1,600  Site Compliance History Classification	b. Respond completely and adequately to all TCEQ requests for additional information
Date of NOE Relating to this Case: March 14, 2007 (NOE)	High _X_AveragePoor	within 30 days of such requests, or by any other deadline specified in writing; and
Background Facts: This was a routine investigation. One violation was	Person Compliance History Classification High X Average Poor	c. Within 45 days after the effective date of this Agreed Order, submit written
documented.	Major Source: Yes X No	certification including detailed supporting documentation including photographs,
WATER	Applicable Penalty Policy: September 2002	receipts, and/or other records to demonstrate compliance with Ordering
Failure to re-apply and receive approval for a Contributing Zone Plan ("CZP") prior to initiating construction as a new property owner [30 Tex. ADMIN. CODE § 213.23(h)].		Provision a.

#### Penalty Calculation Worksheet (PCW) PCW Revision March 19, 2007 Policy Revision 2 (September 2002) Assigned 19-Mar-2007 Screening 23-Mar-2007 **EPA Due** PCW 2-Apr-2007 RESPONDENT/FACILITY INFORMATION Respondent AT Holding-Copper Ridge, LLC Reg. Ent. Ref. No. RN105162580 Major/Minor Source Minor Facility/Site Region 13-San Antonio CASE INFORMATION Enf./Case ID No. 33265 No. of Violations 1 Docket No. 2007-0492-EAQ-E Order Type 1660 Enf. Coordinator Jorge Ibarra Media Program(s) Edwards Aquifer EC's Team Enforcement Team 3 Multi-Media Admin. Penalty \$ Limit Minimum Maximum \$10,000 **Penalty Calculation Section** \$2,000 **TOTAL BASE PENALTY (Sum of violation base penalties)** Subtotal 1 ADJUSTMENTS (+/-) TO SUBTOTAL 1 Subtotals 2-7 are obtained by multiplying the Total Base Penalty (Subtotal 1) by the indicated percentage Subtotals 2, 3, & 7 \$0 Compliance History 0% Enhancement No enhancement due to average performer classification. Notes 0% Enhancement Subtotal 4 \$0 Culpability No Notes The Respondent does not meet the culpability criteria. Subtotal 5 \$0 Good Faith Effort to Comply 0% Reduction Before NOV NOV to EDPRP/Settlement Offer Extraordinar Ordinary (mark with x) The Respondent does not meet the good faith criteria. Notes \$0 0% Enhancement\* Subtotal 6 Total EB Amounts \*Capped at the Total EB \$ Amount \$42 Approx. Cost of Compliance \$2,000 Final Subtotal **SUM OF SUBTOTALS 1-7** \$0 Adjustment OTHER FACTORS AS JUSTICE MAY REQUIRE Reduces or enhances the Final Subtotal by the indicated percentage. (Enter number only; e.g. -30 for -30%) Notes \$2,000 Final Penalty Amount \$2,000 STATUTORY LIMIT ADJUSTMENT Final Assessed Penalty 20% Adjustment -\$400 Reduction **DEFERRAL** Reduces the Final Assessed Penalty by the indicted percentage. (Enter number only; e.g. 20 for 20% redu

Deferral offered for expedited settlement.

\$1,600

Notes

**PAYABLE PENALTY** 

Screening Date 23-Mar-2007

Docket No. 2007-0492-EAQ-E

Respondent AT Holding-Copper Ridge, LLC

Case ID No. 33265

Reg. Ent. Reference No. RN105162580

Media [Statute] Edwards Aquifer
Enf. Coordinator Jorge Ibarra

Policy Revision 2 (September 2002)
PCW Revision March 19, 2007

### **Compliance History Worksheet**

<ul> <li>Compliance History Component</li> </ul>	/ Site Enhancement (Subtotal 2) Number of	nter Number Here	Adjust.	
NOVs	Written NOVs with same or similar violations as those in the current enforcement action (number of NOVs meeting criteria)	0	0%	
	Other written NOVs	0	0%	
	Any agreed final enforcement orders containing a denial of liability (number of orders meeting criteria)	0	0%	
Orders	Any adjudicated final enforcement orders, agreed final enforcement orders without a denial of liability, or default orders of this state or the federal government, or any final prohibitory emergency orders issued by the commission	0	0%	
Judgments	Any non-adjudicated final court judgments or consent decrees containing a denial of liability of this state or the federal government (number of judgements or consent decrees meeting criteria)	0	0%	
and Consent Decrees	Any adjudicated final court judgments and default judgments, or non-adjudicated final court judgments or consent decrees without a denial of liability, of this state or the federal government	0	0%	
Convictions	Any criminal convictions of this state or the federal government (number of counts)	0	0%	
Emissions	Chronic excessive emissions events (number of events)	0	0%	
Audits	Letters notifying the executive director of an intended audit conducted under the Texas Environmental, Health, and Safety Audit Privilege Act, 74th Legislature, 1995 (number of audits for which notices were submitted)	0	0%	
	Disclosures of violations under the Texas Environmental, Health, and Safety Audit Privilege Act, 74th Legislature, 1995 (number of audits for which violations were disclosed)	. 0	0%	
	Plea	se Enter Yes or No		
	Environmental management systems in place for one year or more	No	0%	
Other	Voluntary on-site compliance assessments conducted by the executive director under a special assistance program	No No	0%	
O	Participation in a voluntary pollution reduction program	No	0%	
	Early compliance with, or offer of a product that meets future state or federal government environmental requirements	No No	. 0%	
	Adjustment F	Percentage (S	ubtotal 2)	0%
> Repeat Violator (Su				
. No	Adjustment i	Percentage (S	uptotal 3) [	0%_
> Compliance Histor	y Person Classification (Subtotal 7)		_	
Average F	Performer Adjustment I	Percentage (S	ubtotal 7)	0%
<ul> <li>Compliance Histor</li> </ul>	y Summary		7	
Compliance History Notes	No enhancement due to average performer classification.			
	Total Adjustment Percentag	o (Subtotalo	2 2 2 71 [	0%

Screening Date 23-Mar-2007 Docket No. 2007-0492-EAQ-E	PCW
	Policy Revision 2 (September 2002)
Case ID No. 33265  Reg. Ent. Reference No. RN105162580	PCW Revision March 19, 2007
Media [Statute] Edwards Aquifer	
Enf. Coordinator Jorge Ibarra	
Violation Number 1	GSSSSSSS
Rule Cite(s) 30 Tex. Admin. Code § 213.23(h)	
Failed to re-apply and receive approval for a Contributing Zone Plan ("CZP") prior initiating construction as a new property owner, as documented during an investig conducted on February 13, 2007.	
Base Pe	nalty \$10,000
>> Environmental, Property and Human Health Matrix	
Harm Release Major Moderate Minor	
OR Actual Potential Percent 0%	
>>Programmatic Matrix	
Falsification Major Moderate Minor	
X Percent 10%	
Matrix Notes  100% of the rule requirement was not met.	
Adjustment \$	9,000
	\$1,000
Violation Events	
Number of Violation Events 2 Number of violation days	
daily monthly x mark only one quarterly with an x semiannual	enalty \$2,000
annual single event	
Two monthly events are recommended based on the investigation date of February 13, 2007 to screening date of March 23, 2007.	o the
Economic Benefit (EB) for this violation Statutory Limit Test	
Estimated EB Amount \$42 Violation Final Penalty	Total \$2,000
This violation Final Assessed Penalty (adjusted for I	imits) \$2,000

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	E	conomic E	Benefit W	orks	sheet		
Respondent	AT Holding-Co	pper Ridge, LLC					.,
Case ID No.	33265						
Reg. Ent. Reference No.	RN105162580						
Media	Edwards Aquife	er				Percent Interest	Years of
Violation No.	•					reitein interest	Depreciation
						5.0	18
	Item Cost	Date Required	Final Date	Yrs	Interest Saved	Onetime Costs	EB Amount
Item Description	No commas or \$						
Delayed Costs							
Delayeu Costs Equipment		1		0.0	\$0	\$0	\$0
Buildings				0.0	\$0	\$0	\$0
Other (as needed)				0.0	\$0	\$0	\$0
Engineering/construction				0.0	\$0	\$0	\$0
Land				0,0	\$0	n/a	\$0
Record Keeping System				0.0	\$0	n/a	\$0
Training/Sampling				0.0	\$0	n/a	\$0
Remediation/Disposal				0.0	\$0	n/a	\$0
Permit Costs				0,0	\$0	n/a	\$0
Other (as needed)	\$1,000	13-Feb-2007	15-Dec-2007	0.8	\$42	n/a	\$42
Notes for DELAYED costs	req	uired is the date of	the investigation.	The fina	al date is the expe	uting Zone Plan ("C cted date of compli	ance.
Avoided Costs	ANN	IUALIZE [1] avoide	d costs before e			one-time avoided	
Disposal				0.0	\$0	\$0 \$0	\$0 \$0
Personnel				0.0	\$0 \$0	\$0	\$0 \$0
Inspection/Reporting/Sampling					\$0	\$0 \$0	
Supplies/equipment						φυ	en en
	222222222222222222222222222222222222222			0.0		n2	\$0 \$0
Financial Assurance [2]				0,0	\$0	\$0 \$0	\$0
Financial Assurance [2] ONE-TIME avoided costs [3]				0,0	\$0 \$0	\$0	\$0 \$0
Financial Assurance [2]				0,0	\$0		\$0
Financial Assurance [2] ONE-TIME avoided costs [3]				0,0	\$0 \$0	\$0	\$0 \$0

. 

### **Compliance History**

Customer/Respondent/Owner-Operator:

CN603152745 A T HOLDING-COPPER RIDGE LLC

Classification: AVERAGE Classification: AVERAGE

Rating: 3.01 Site Rating: 3.01

BY DEFAULT

Regulated Entity:

RN105162580 18670 FORTY SIX PKWY

ID Number(s):

**EDWARDS AQUIFER** 

REGISTRATION

13-07021302

Location:

ONE BLOCK NORTH OF STATE HIGHWAY 46 BETWEEN RIVER WAY AND BENTWOOD ROAD

BULVERDE, COMAL COUNTY, TEXAS

Rating Date: September 01, 06 Repeat Violator:

NO

TCEQ Region:

**REGION 13 - SAN ANTONIO** 

Date Compliance History Prepared:

April 20, 2007

Agency Decision Requiring Compliance History:

Enforcement

Compliance Period:

April 20, 2002 to April 20, 2007

TCEQ Staff Member to Contact for Additional Information Regarding this Compliance History

Name: Ruben Soto

Phone: 512 239-4571

### **Site Compliance History Components**

1. Has the site been in existence and/or operation for the full five year compliance period?

2. Has there been a (known) change in ownership of the site during the compliance period?

3. If Yes, who is the current owner?

4. if Yes, who was/were the prior owner(s)?

5. When did the change(s) in ownership occur?

No

Yes

AT Holding Copper Ridge LLC SoutherLand RCR Management Inc

/Nguyen Tuy Q 11/20/2006

### Components (Multimedia) for the Site:

A. Final Enforcement Orders, court judgments, and consent decrees of the state of Texas and the federal government.

B. Any criminal convictions of the state of Texas and the federal government.

C. Chronic excessive emissions events.

N/A

D. The approval dates of investigations. (CCEDS Inv. Track. No.) 1 03/14/2007 (540876)

E. Written notices of violations (NOV). (CCEDS Inv. Track. No.)

N/A

F. Environmental audits.

N/A

G. Type of environmental management systems (EMSs).

H. Voluntary on-site compliance assessment dates.

I. Participation in a voluntary pollution reduction program.

J. Early compliance.

N/A

Sites Outside of Texas

N/A

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# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



IN THE MATTER OF AN	<b>§</b>	BEFORE THE
ENFORCEMENT ACTION	§	
CONCERNING	§	TEXAS COMMISSION ON
AT HOLDING-COPPER RIDGE, LLC	§	
RN105162580	§	ENVIRONMENTAL QUALITY

### AGREED ORDER DOCKET NO. 2007-0492-EAQ-E

### I. JURISDICTION AND STIPULATIONS

At its	_ agenda, the Texas Commission on Environmental Quality ("the
Commission" or "TCEQ") considered	this agreement of the parties, resolving an enforcement action
regarding AT Holding-Copper Ridge, I	LLC ("AT Holding") under the authority of TEX. WATER CODE
chs. 7 and 26. The Executive Director of	of the TCEQ, through the Enforcement Division, and AT Holding
appear before the Commission and toget	ther stipulate that:

- 1. AT Holding owns and operates a construction site for commercial buildings one block north of State Highway 46 between River Way and Bentwood Road in Bulverde, Comal County, Texas (the "Site").
- 2. This Site is regulated under the Edwards Aquifer rules and is not exempt or excluded from regulation under the Texas Water Code or the rules of the Commission.
- 3. The Commission and AT Holding agree that the Commission has jurisdiction to enter this Agreed Order, and that AT Holding is subject to the Commission's jurisdiction.
- 4. AT Holding received notice of the violations alleged in Section II ("Allegations") on or about March 19, 2007.
- 5. The occurrence of any violation is in dispute and the entry of this Agreed Order shall not constitute an admission by AT Holding of any violation alleged in Section II ("Allegations"), nor of any statute or rule.
- 6. An administrative penalty in the amount of Two Thousand Dollars (\$2,000) is assessed by the Commission in settlement of the violations alleged in Section II ("Allegations"). AT Holding has paid One Thousand Six Hundred Dollars (\$1,600) of the administrative penalty and Four Hundred



Dollars (\$400) is deferred contingent upon AT Holding's timely and satisfactory compliance with all the terms of this Agreed Order. The deferred amount will be waived upon full compliance with the terms of this Agreed Order. If AT Holding fails to timely and satisfactorily comply with all requirements of this Agreed Order, the Executive Director may require AT Holding to pay all or part of the deferred penalty.

- 7. Any notice and procedures, which might otherwise be authorized or required in this action, are waived in the interest of a more timely resolution of the matter.
- 8. The Executive Director of the TCEQ and AT Holding have agreed on a settlement of the matters alleged in this enforcement action, subject to the approval of the Commission.
- 9. The Executive Director may, without further notice or hearing, refer this matter to the Office of the Attorney General of the State of Texas ("OAG") for further enforcement proceedings if the Executive Director determines that AT Holding has not complied with one or more of the terms or conditions in this Agreed Order.
- 10. This Agreed Order shall terminate five years from its effective date or upon compliance with all the terms and conditions set forth in this Agreed Order, whichever is later.
- 11. The provisions of this Agreed Order are deemed severable and, if a court of competent jurisdiction or other appropriate authority deems any provision of this Agreed Order unenforceable, the remaining provisions shall be valid and enforceable.

### II. ALLEGATIONS

As owner and operator of the Site, AT Holding is alleged to have failed to re-apply and receive approval for a Contributing Zone Plan ("CZP") prior to initiating construction as a new property owner, in violation of 30 Tex. ADMIN. CODE § 213.23(h), as documented during an investigation conducted on February 13, 2007.

### III. DENIALS

AT Holding generally denies each allegation in Section II ("Allegations").

### IV. ORDERING PROVISIONS

1. It is, therefore, ordered by the TCEQ that AT Holding pay an administrative penalty as set forth in Section I, Paragraph 6 above. The payment of this administrative penalty and AT Holding's compliance with all the terms and conditions set forth in this Agreed Order resolve only the allegations in Section II. The Commission shall not be constrained in any manner from requiring corrective action or penalties for violations, which are not raised here. Administrative penalty payments shall be made payable to "TCEQ" and shall be sent with the notation "Re: AT Holding-Copper Ridge, LLC, Docket No. 2007-0492-EAQ-E" to:

Financial Administration Division, Revenues Section Attention: Cashier's Office, MC 214 Texas Commission on Environmental Quality P.O. Box 13088 Austin, Texas 78711-3088

- 2. It is further ordered that AT Holding shall undertake the following technical requirements:
  - a. Within 30 days after the effective date of this Agreed Order, submit an administratively complete CZP including the associated application fee for the Site to:

Edwards Aquifer Protection Program San Antonio Regional Office Texas Commission on Environmental Quality 14250 Judson Road San Antonio, Texas 78233-4480

- b. Respond completely and adequately to all TCEQ requests for additional information within 30 days of such requests, or by any other deadline specified in writing; and
- c. Within 45 days after the effective date of this Agreed Order, submit written certification as described below, and include detailed supporting documentation including photographs, receipts, and/or other records to demonstrate compliance with Ordering Provision No. 2.a. The certification shall be notarized by a State of Texas Notary Public and include the following certification language:

"I certify under penalty of law that I have personally examined and am familiar with the information submitted and all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

The certification shall be submitted to:

Order Compliance Team Enforcement Division, MC 149A Texas Commission on Environmental Quality P.O. Box 13087 Austin, Texas 78711-3087

with a copy to:

Edwards Aquifer Section, Manager San Antonio Regional Office Texas Commission on Environmental Quality 14250 Judson Road San Antonio, Texas 78233-4480

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- 3. The provisions of this Agreed Order shall apply to and be binding upon AT Holding. AT Holding is ordered to give notice of the Agreed Order to personnel who maintain day-to-day control over the Site operations referenced in this Agreed Order.
- 4. If AT Holding fails to comply with any of the Ordering Provisions in this Agreed Order within the prescribed schedules, and that failure is caused solely by an act of God, war, strike, riot, or other catastrophe, AT Holding's failure to comply is not a violation of this Agreed Order. AT Holding shall have the burden of establishing to the Executive Director's satisfaction that such an event has occurred. AT Holding shall notify the Executive Director within seven days after AT Holding becomes aware of a delaying event and shall take all reasonable measures to mitigate and minimize any delay.
- 5. The Executive Director may grant an extension of any deadline in this Agreed Order or in any plan, report, or other document submitted pursuant to this Agreed Order, upon a written and substantiated showing of good cause. All requests for extensions by AT Holding shall be made in writing to the Executive Director. Extensions are not effective until AT Holding receives written approval from the Executive Director. The determination of what constitutes good cause rests solely with the Executive Director.
- 6. This Agreed Order, issued by the Commission, shall not be admissible against AT Holding in a civil proceeding, unless the proceeding is brought by the OAG to: (1) enforce the terms of this Agreed Order; or (2) pursue violations of a statute within the Commission's jurisdiction, or of a rule adopted or an order or permit issued by the Commission under such a statute.
- 7. This agreement may be executed in multiple counterparts, which together shall constitute a single original instrument. Any executed signature page to this Agreement may be transmitted by facsimile transmission to the other parties, which shall constitute an original signature for all purposes.
- 8. Under 30 Tex. Admin. Code § 70.10(b), the effective date is the date of hand-delivery of the Order to AT Holding, or three days after the date on which the Commission mails notice of the Order to AT Holding, whichever is earlier. The Chief Clerk shall provide a copy of this Agreed Order to each of the parties.

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08/21/2007 11:46

#159 P. 002/002

Received:

Jun 20 2007 07:52am

AT Holding-Copper Ridge, LLC DOCKET NO. 2007-0492-EAQ-E Page 5

# SIGNATURE PAGE

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

· .				
For the Commission				
John Salling			8/29	107
For the Executive Director	••	Date	,	,

I, the imdersigned, have read and understand the attached Agreed Order. I am authorized to agree to the attached Agreed Order on behalf of the entity indicated below my signature, and I do agree to the terms and conditions specified therein. I further acknowledge that the TCEQ, in accepting payment for the penalty amount, is materially relying on such representation.

I also understand that failure to comply with the Ordering Provisions, if any, in this order and/or failure to timely pay the penalty amount, may result in:

A negative impact on compliance history;

AT Holding-Copper Ridge, LLC

- Greater scrutiny of any permit applications submitted;
- Referral of this case to the Attorney General's Office for contempt, injunctive relief, additional penalties, and/or attorney fees, or to a collection agency;
- Increased penalties in any future enforcement actions;
- · Automatic referral to the Attorney General's Office of any future enforcement actions; and
- TCEQ seeking other relief as authorized by law.

In addition, any falsification of any compliance documents may result in criminal prosecution.

Instructions: Send the original, signed Agreed Order with penalty payment to the Financial Administration Division, Revenues Section at the address in Section IV, Paragraph 1 of this Agreed Order.

And Frederick Commencer (1998)